

August 19, 2003 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

03SN0306

Stony Point Reformed Presbyterian Church

Midlothian Magisterial District
2330 Buford Road

REQUEST: Conditional Use to permit a private school in a Residential (R-15) District.

PROPOSED LAND USE:

A private school to be operated for a maximum of three (3) years in conjunction with a church is proposed.

RECOMMENDATION

Recommend approval for the following reasons:

- A. The proposed private school use would have no greater impact upon existing and anticipated area residential development than does the permitted church or public school uses.
- B. The recommended conditions address land use compatibility issues between the proposed uses and area residential development.
- C. Similar facilities, located adjacent to residential areas, have been approved throughout the County with no apparent adverse impact on the residential uses.

(NOTE: CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER MAY PROFFER CONDITIONS.)

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CONDITIONS

1. Except where the requirements of the underlying Residential (R-15) zoning are more restrictive, any new development for school use shall conform to the requirements of the Zoning Ordinance for commercial uses in Emerging Growth Areas, excluding buffer requirements. (P)
2. The following setback criteria shall apply to any outdoor play fields, courts swimming pools and similar active recreational areas:
 - a. With the exception of playground areas which accommodate swings, jungle gyms or similar such facilities, all active play fields, courts, swimming pools or similar active recreational facilities which could accommodate organized sports such as football, soccer, basketball, etc., shall be located a minimum of 100 feet from adjacent properties to the north, south and east. Within this setback, existing vegetation shall be supplemented, where necessary, with landscaping or other devices designed to achieve the buffering standards contained in Section 19-522(a)(2) of the Zoning Ordinance.
 - b. If active play fields, courts, swimming pools and similar active recreational areas are setback more than 100 feet from the adjacent properties to the north, south and east, the landscaping or other design features described in Condition 2.a. may be modified by the Planning Department at the time of site plan review. Such modification shall accomplish mitigation of the visual and noise impacts that sports or related activities have on adjacent properties equivalent to the 100 foot setback/landscaping requirements described in Condition 2.a.
 - c. Any playground areas (swings, jungle gyms or similar such facilities) shall be setback a minimum of forty (40) feet from all property lines. (P)

PROFFERED CONDITIONS

1. The operation of the private school shall be in conjunction with a church use only. (P)
2. This Conditional Use shall be granted for a period not to exceed three (3) years from the date of approval. (P)
3. The maximum total number of students enrolled during each school year shall be seventy (70). (P)
4. There shall be no direct access from the property to Buford Road. (T)

GENERAL INFORMATION

Location:

Fronts the west line of Buford Road, the south line of Polk Street and the east line of McRae Road, as is commonly known as 2330 Buford Road. Tax ID 755-717-3976 (Sheet 3).

Existing Zoning:

R-15

Size:

4.7 acres

Existing Land Use:

Public/semi-public (church)

Adjacent Zoning and Land Use:

North, East and South - Single family residential or vacant

West - Public/semi-public (Bon Air Elementary School) or single family residential

UTILITIES

Public Water System:

There is an existing sixteen (16) inch water line extending along Buford Road adjacent to this site. The existing church facility is connected to the public water system. Use of the public water system is required by County Code.

Public Wastewater System:

An existing eight (8) inch wastewater collector extends across McRae Road onto the request site. The existing church facility is connected to the public wastewater system. Use of the public wastewater system is required by County Code.

ENVIRONMENTAL

Drainage and Erosion:

This use will have a minimal impact upon these facilities.

PUBLIC FACILITIES

Fire Service:

The Buford Road Fire Station, Company Number 9, and Forest View Volunteer Rescue Squad currently provide fire protection and emergency medical service. This request will have minimal impact on fire and rescue services.

Transportation:

The property is currently zoned Residential (R-15) and a church (Stony Point Reformed Presbyterian Church) has been developed on the property. The applicant is requesting a Conditional Use to permit a private school to operate on the property. The applicant has proffered to limit the enrollment at the school to seventy (70) students (Proffered Condition 3). Based on private school trip rates and assuming a student population of seventy (70), development could generate approximately 130 average daily trips. These vehicles will be distributed along Buford Road, which had a 2002 traffic count of 15,000 vehicles per day.

The Thoroughfare Plan identifies Buford Road as a collector road with a recommended right of way width of seventy (70) feet. Access to collectors, such as Buford Road, should be controlled. The applicant has proffered that no direct access will be provided to Buford Road. (Proffered Condition 4)

In 1985-1986, staff prepared an amendment to the County's Comprehensive Plan for the Bon Air area (Bon Air Community Plan). Staff recommended that the Plan include a strategy to provide widening improvements along Buford Road. Citizens voiced opposition to this strategy because, in their opinion, it would change the characteristics of Buford Road and the surrounding area. The Board of Supervisors approved the Bon Air Community Plan without the recommendation to widen Buford Road. Based on Transportation Department standards, traffic that is anticipated to be generated by the school warrants left and right turn lanes along Buford Road. Based on the action by the Board in the adoption of the Bon Air Community Plan, the applicant was not requested to provide road improvements or dedicate right of way along Buford Road. This section of Buford Road has twenty-two (22) foot wide pavement with two (2) foot shoulders. The standard typical section for this type of roadway should be twenty-four (24) foot wide pavement, with minimum eight (8) foot wide shoulders. Based on the current volume of traffic it carries during peak hours, Buford Road is functioning at capacity. (Level of Service E)

At time of site plan review, specific recommendations will be provided regarding internal circulation.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Bon Air Community Plan which suggests the property is appropriate for public/semi-public uses.

Area Development Trends:

Surrounding properties are zoned Residential (R-15) and are occupied by single family residences, public/semi-public uses (Bon Air Elementary School) or are currently vacant. It is anticipated that any infill development in this area will be limited to medium density residential and public/semi-public uses as suggested by the Plan.

Site Design:

The request property has been developed as a church with associated parking facilities. The applicant intends to use the existing facilities to accommodate the private school. The recommended conditions would require any new development for school use to conform to the development standards of the Ordinance for commercial uses in Emerging Growth Areas except where the underlying zoning requirements are more restrictive (Condition 1). Emerging Growth Standards address architectural treatment, access, parking, landscaping, setbacks, signs, utilities and screening of dumpsters and loading areas.

Architectural Treatment:

The recommended conditions would require any new construction for school use to conform to Emerging Growth District Architectural Standards (Condition 1). Currently, in Emerging Growth Areas architectural treatment of buildings, including materials, color and style, must be compatible with buildings located within the same project. Compatibility may be achieved through the use of similar building massing, materials, scale, colors and other architectural features.

Within Emerging Growth Areas, no building exterior which would be visible to any R District or any public right of way may consist of architectural materials inferior in quality, appearance or detail to any other exterior of the same building. There is, however, nothing to preclude the use of different materials on different building exteriors, but rather, the use of inferior materials on sides that face adjoining property. No portion of a building constructed of unadorned concrete block or corrugated and/or sheet metal may be visible from any adjoining R District or any public right of way. No building exterior may be constructed of unpainted concrete block or corrugated and/or sheet metal.

Buffers and Screening:

The Zoning Ordinance requires that solid waste storage areas (i.e., dumpsters, garbage cans, trash compactors, etc.) on property which is adjacent to an R District be screened from view of such district by a masonry or concrete wall which is constructed of comparable materials to and designed to be compatible with the principal building that such area serves and that such area within 1,000 feet of any R Districts not be serviced between the hours of 9:00 p.m. and 6:00 a.m. In addition, sites must be designed and buildings oriented so that loading areas are screened from any property where loading areas are prohibited and from public rights of way.

As noted herein, adjacent properties to the south are zoned residentially and are either occupied by single family residences or remain vacant. Any proposed outdoor recreational facilities and playgrounds associated with the private school use should be set back from this adjacent residential development. (Condition 2)

CONCLUSIONS

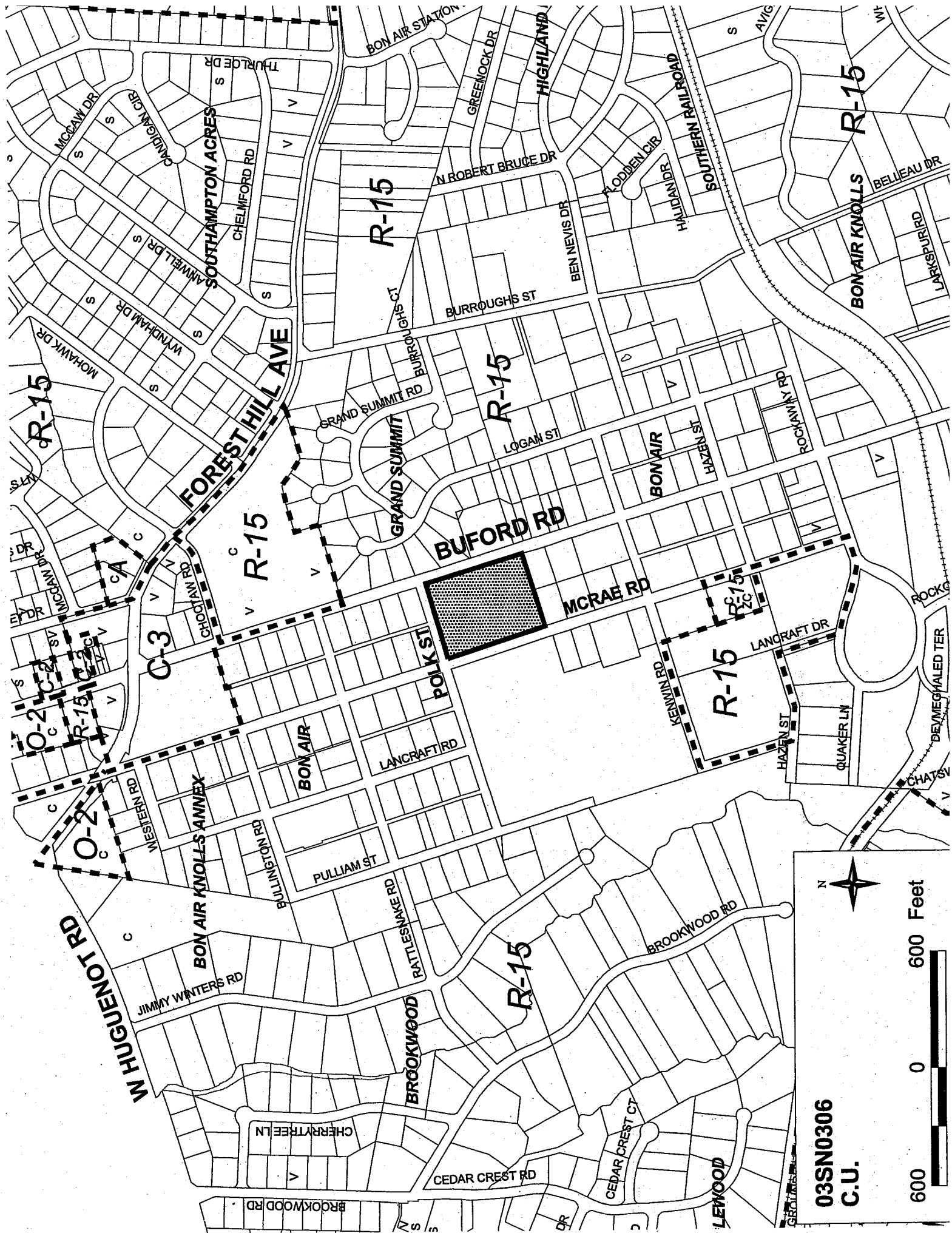
A private school use is proposed on the property in association with an existing church. This use would have no greater impact upon existing and anticipated area residential development than does the permitted church or public school uses. In addition, the recommended conditions address land use compatibility issues between the proposed uses and area residential development. Similar facilities, located adjacent to residential areas, have been approved throughout the County, with no apparent adverse impact on residential uses. The conditions recommended herein are similar to those imposed on similarly situated facilities.

Given these considerations, approval of this request is recommended.

CASE HISTORY

Staff (7/24/03):

If the Commission acts on this case on August 19, 2003, it will be considered by the Board of Supervisors on August 27, 2003.



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C.U.